

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
JULY 12, 2004**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Wolfgram at 7:35 p.m.

Commission Members Present: Peter Grande
Patrick Hennelly
Lou Anne Majewski
Thomas McGrath
James O'Donnell
David M. Stieper
Daniel Wolfgram, Chairman

Absent: Kenneth Bosworth
Michael Schmechtig

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commission Stieper made the motion, seconded by Commissioner O'Donnell, to approve the June 14th Minutes. Commissioner Hennelly questioned whether the reference in the 5th paragraph on Page 2, to 39.5 acres in the Paloma Point proposal was correct. Robert Kosin would be asked to determine the exact acreage and include it in these Minutes. Motion carried by voice vote.

BARRINGTON RIDGE SUBDIVISION – FINAL PLAT: Chairman Wolfgram advised that because there still remained some details to be addressed in the owner's consideration of the final plat and any action would be postponed until a subsequent meeting. The owner's representative David Galowich was present; however, to give a presentation on what has been accomplished to date. Special Counsel, Gerald Callaghan and Village Engineer Mike Lukich were also present for comments and questioning.

Mr. Galowich described this parcel as containing 142 acres in the northeast corner of Ridge and County Line Roads. The final plat is to subdivide and develop 24 single family lots, all of which would meet the 5-acre minimum required in the Village.

Mr. Galowich explained that Lake County Storm Water Management has been notified of some minor changes to the preliminary plat, and hopefully approval after a third review would be received within the week. The revised plat now includes a 5th storm water detention basin with a small swale along the back western side of Lots 13 and 14 to facilitate drainage and also the reconfiguration of the basin on Lot 18 to the northeast. He also said they will be creating zoning lots to comply with the average 300 foot lot width minimum.

Referring to the proposed landscape plan, Mr. Galowich said they would be planting clusters of trees, shrubs and flowering groupings for a more natural look, and also would be expanding some of the stands of trees that were located in the agricultural fields. Specifically, they will plant in the roadway, some 270 trees and 1360 shrubs in a pattern of 4 groupings. Also, more trees would be planted to compensate for those being removed during construction. Plantings around the basins, which now total 7.35 acres, will consist of 300,000 square feet of wetland plants. Mr. Galowich discussed landscaping of the entrance as very subtle.

Chairman Wolfgram asked if the owner planned on building in phases. Mr. Galowich replied that no decision was made as yet in this regard.

Village Engineer Mike Lukich reviewed his July 9th letter to Chairman Wolfgram in which he advised that though the proposal is feasible with regard to site access, land use, zoning and stormwater drainage, there remains a number of civil site design items that need to be completed, in particular with regard to approval of the stormwater design and wetland review by the Lake County Stormwater Management Committee. Until such approval is received, he would not be able to recommend final plat approval. He went on to review his specific comments pertaining to stormwater, zoning, septic system design and landscaping, referred to in his letter.

Mr. Callaghan stated that he approved final draft of the CC&R's.

When questioned about the proposed riding trails, Mr. Galowich said easements would be given for trails to the north and down the western boundary along the east side of Ridge Road between the shoulder and tree line.

Dara Valin, a representative of the Riding Club of Barrington Hills, expressed her disappointment that equestrian easements were not being granted around the entire perimeter of this property, adding that she did not want to diminish the amount of trails that had access in the past. She described the trails as an important resource of the community that should be preserved. Ginger Underwood, 21 Ridge Road, agreed with Ms. Valin and also hoped that a trail would have been provided along the southern border. Mr. Callaghan pointed out that such easements are not a requirement of the Subdivision Ordinance and the planners do not have to go back and redraw the trails. Mr. Galowich also said he was of the opinion the Riding Club was satisfied with the trail locations as presented at preliminary plat.

No further action was taken on this proposed subdivision.

OTHER BUSINESS:

North Point Subdivision – Preapplication Conference: Terry Cahill, an engineer with Continental Engineering and Surveyors, introduced Nizam Farooqui. Mr. Farooqui and

his brother, Moe, own 2.62 acres, currently zoned R-4 (one acre), located south of State Route 62 and east of Route 25. It is their intention to subdivide this property into two lots, with Mr. Farooqui building a residence on the western lot (1.42 acres) and both brothers potentially building a spec home on the eastern lot. The proposal would include a common 16' wide easement serving both lots.

TRUSTEE'S REPORT: Trustee Sapp advised that at their last meeting the Board approved a new health plan for the employees.

Arlene Ryndak's resignation as Chairman of the Health Board was accepted and Dr. Frank Konicek was appointed as the new Chairman.

It was announced at a special meeting that the road bids were not approved, but continued to the regular monthly meeting.

The meeting was adjourned at 8:45 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary